



MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. **320-2012**

LETTER TO COMMISSION

TO: Mayor Matti H. Bower and Members of the City Commission

FROM: Kathie G. Brooks, Interim City Manager

DATE: December 10, 2012

SUBJECT: Jewish Community Services of South Florida Request for Use of Space at the South Shore Community Center

The purpose of this Letter to the Commission (LTC) is to inform the Mayor and City Commission of a request by the Jewish Community Services of South Florida (JCS) to use the space it currently rents from the City for its Senior Meals and Senior Rides programs at the South Shore Community Center, located at 833 Sixth Street, for its Adult Day Care program while renovations are being made to its Senior Center located at 610 Espanola Way. JCS also requested to use the office space occupied by the Miami Dade Community Action Agency (CAA), also located at the South Shore Community Center, during renovations. JCS has estimated the renovations will start January 2013 and finish May 2013.

BACKGROUND

In 2005, 2009 and 2011 the City awarded a total of \$294,226 of Community Development Block Grant (CDBG) funds to JCS for the renovation of the Espanola Way Senior Center.

The JCS Adult Day Care has occupied space in the Feinberg Fisher Elementary School, owned by the School Board of Miami Dade County, since 1980. The Adult Day Care program offers valuable and necessary services to City residents. The JCS also leases space in the City-owned South Shore Community Center for its Senior Meals and Senior Rides programs.

JCS has requested to use its space at the South Shore Community Center for its Adult Day Care program while renovations are being made to its Senior Center located on Espanola Way. JCS has estimated the renovations will start January 2013 and finish May 2013. JCS also requested to extend its operating hours at the South Shore Community Center from 2:00 PM to 4:00 PM during such time.

Furthermore, JCS requested to use the office space occupied by the Miami Dade Community Action Agency (CAA), also located at the South Shore Community Center, during renovations. Staff advised JCS that the City had not been notified by CAA that it had vacated its premises or that their space was available for lease. Staff advised JCS they would need to discuss a sublease agreement directly with CAA in the event their space was available.

Staff confirmed with CAA that they continue to operate from the South Shore Community Center location. CAA has a four (4) year and 364 day lease which commenced October 2, 2009 and expires September 30, 2014 with a renewal option for one (1) additional five (5) year period. CAA is current on its lease payments and is in good standing as of November 2012. The City does not have the authority to offer CAA's space to JCS.

Staff is agreeable to allowing JCS to use its Meals Program space for its Adult Day Care program during the renovations. Staff is also agreeable to allowing JCS to extend its operating hours from 2:00 PM to 4:00 PM during such time.

The City has suggested various temporary locations for JCS's Adult Day Care program such as the 1701 Meridian Avenue office building, the Jewish Community Center and the Miami Beach Community Church. JCS advised the City none of these options were suitable for various reasons.

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